

Auchinleck Drive

Lichfield, Staffordshire, WS13 6TL

John
German







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£515,000

With picturesque Stowe Pool and St. Chad's church on the doorstep, a superbly located detached bungalow within a sought after cul de sac and offering spacious and well planned accommodation.

Built in the gardens that originally belong to neighbouring Stowe Hill House, this detached spacious bungalow offers a rare purchasing opportunity in this cul de sac and provides accommodation that would be suitable for families and seniors alike. Subject to the necessary consents, there is potential for enlargement or some re-design, if desired.

The property has gas central heating and mostly uPVC double glazing and offers a storm porch entrance that leads you into an outer and inner reception hall with glazed double doors acting as a divide and creating a strong favourable first impression of the bungalow.

Leading off the hall is a two-piece fitted guest's cloakroom and access into the front facing spacious lounge with open plan access to the adjoining dining room. Both rooms have wide framed front facing windows and the lounge has a stone built fireplace and gas fire fitted.

A wide archway opening leads from the dining room into the fitted breakfast kitchen which has a full range of oak, base and wall units, contrasting worktops, splash back tiling, inset sink unit, built in oven and hob, appliance space for a fridge and dishwasher plus the wall mounted gas central heating boiler.

Leading off the kitchen is an excellent sized utility room with a further range of storage cupboards, worktops, sink unit, side aspect window and access to the rear garden.

The bedrooms and bathroom are thoughtfully planned and occupy a position to the rear of the bungalow and are all accessible from an inner hall. Bedroom one is a large double room with a range of built in wardrobes, bedroom two is currently furnished as a sitting room and has patio doors to the rear plus a built in wardrobe. Bedroom three makes a perfect single sized room and has a rear facing window.

The family bathroom is conveniently accessible to all rooms and has a traditional white and chrome suite to include bath, separate shower, low level WC, wash hand basin, tiled floor and half tiled walls.

Outside a double garage has an up and over door and access to a rear lobby, garden WC and a workshop/store room. Driveway parking at the front for two to three cars with adjacent lawned front garden with established shrubbery borders. A gated side entrance leads to the privately enclosed and southerly facing rear garden which is walled in part and has a substantially sized patio area, established main lawn, a range of shrubs and screening plants plus a small lean to greenhouse. There is a Tree Preservation Order on the Oak tree in the rear garden. Reference: T44 1959 / 18001 / TPO.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18082023

Local Authority/Tax Band: Lichfield District Council / Tax Band F







Approximate total area⁽¹⁾

1771.50 ft²

164.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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